

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 20 March 2019

Time: 6.30pm

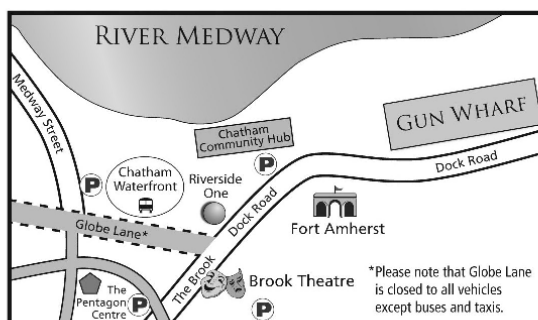
Venue: Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

Items

23 Additional Information - Supplementary agenda advice sheet (Pages 3 - 8)

For further information please contact Ellen Wright, Democratic Services Officer on Telephone: 01634 332012 or Email: democratic.services@medway.gov.uk

Date: 20 March 2019



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Medway Council

**PLANNING COMMITTEE –
20 March 2019**

Supplementary Agenda Advice

Page 11 Minute 797 Planning application – MC/18/3114 – Avenue Tennis Club, Glebe Road

Reasons for refusal agreed with Chairman

1. The proposed development by reason of its design, layout, scale, restricted access and poor relationship to surrounding neighbouring occupiers results in a cramped form of development that would have a negative adverse impact on the character and appearance of the area. The three-storey town houses would result in increased levels of overlooking that would have a detrimental impact on the amenity of the neighbouring occupiers. The proposal as such would result in overdevelopment of this backland site and would not result in a clear improvement of the local area. The proposal is therefore contrary to Policies H4, H9, BNE1 and BNE2 of the Medway Local Plan, and paragraphs 124 and 127 of the NPPF.
2. Without evidence to the contrary, the applicant has not provided sufficient evidence to demonstrate the safety and suitability of the proposed access to adequately serve the proposed development without any detrimental impact on the highway (Second Avenue). Therefore, the proposal would be contrary to Policies T1 and T2 of the Medway Local Plan 2003 and paragraph 109 of the NPPF.

Page 13 Minute 798 Planning application – MC/18/3662 – Land off Curtis Way, Rochester

Wording of Condition 12 as agreed with Chairman and spokes:

Condition 12:

Coach access to and from the coach park hereby approved shall only be allowed between the hours of 07:00 hours and 20:00 hours every day of the week.

Reason: To protect the living conditions of adjacent residents in accordance with saved policy BNE2 of the Medway Local Plan 2003.

Page 19 Minute 802 Planning application – MC/18/3061 – 126 Hempstead Road, Gillingham

Wording of refusal agreed with Chairman

1. The proposal by virtue of its contrived design, scale, massing and relationship with neighbouring properties, represents an overdevelopment of the site, out of character with the street scene, poor relationship to neighbouring properties and would be detrimental to the amenities of neighbouring residents, particularly of 124 Hempstead Road. The proposal is therefore contrary to policies BN1 and BNE2 of the Medway Local Plan 2003 and paragraphs 124 and 127 of the NPPF 2018.

**Page 26 MC/18/3659 Chatham Waterfront, Globe Lane Car
Park, Globe Lane, Chatham**

Recommendation

Amend Condition 2 as follows:

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing numbers 18.027-001; 18.027-002 P01; 18.027-003 P03; 18.027-004 P02; 18.027-010 P01; 18.027-011 P01; 18.027-020 P00; 18.027-021 P00; 18.027-022 P00; 18.027-025 P00; 18.027-026 P00; 18.027-030 P00; 18.027-031 P00; 18.027-032 P01; 18.027-035 P01; 18.027-036 P01; 18.027-040 P00; 18.027-041 P00; 18.027-042 P00; 18.027-043 P00; **18.027-044 P01; 18.027-046 P01; 18.027-047 P01; 18.027-048 P01; 18.027-049 P01; 18.027-050 P01;** 18.027-060 P00; 18.027-061 P00; 18.027-062 P00; 18.027-065 P00; 18.027-066 P00; 18.027-070 P02; 18.027-071 P02; 18.027-072 P02; 18.027-073 P02; 18.027-075 P02; 18.027-076 P02; ExA_1830_101 Rev A; ExA_1830_102 Rev A; ExA_1830_110 Rev A.

Reason: For the avoidance of doubt and in the interests of proper planning.

Proposal

Amended plans have been submitted for the tallest building, Building C, removing the upper two floors and one 3 bedroom duplex apartment, reducing the height by approximately 5 metres. It is also proposed to change the materials of Building C from light brick to darker brick to reduce its prominence in long views.

The development will now be providing 175 residential apartments instead of 176. All references to 176 apartments need to be amended to 175 apartments. The tallest building, building C will now be 10 storeys high. All references to 12 storeys need to be amended to 10 storeys. All references to the three bedroom apartment need to be deleted.

Representation

Applicant has written addressing concerns raised by the letter of representation from Historic England and made the following comments:

Amended plans have been submitted for Building C to minimise harm to the significance of nearby heritage assets that should be sufficient to overcome the concerns identified by Historic England. Darker materials will be used to reduce the prominence of the building in long views. New viewpoints have also been included.

Historic England have written addressing the amended plans and make the following comments:

Reducing the height of Building C and the application of a dark finish reduces its prominence in views out from Fort Amherst and consequently these changes are capable of reducing the overall level of harm to heritage significance. However, they still have concerns about the impact of the development on heritage assets.

Planning Appraisal

The reduction in height and form of Building C will lessen the impact of the building on the skyline, surrounding area and the setting of the Conservation Area and heritage assets, including Fort Amherst, without affecting the overall design of the building itself and the whole development. The amendments would not have an impact on amenity of current or future occupiers in terms of daylight, sunlight, outlook and privacy. There would also be no impact on archaeology, contamination, flood risk and surface water management, air quality, noise or highways safety.

The amendments to the plans will not affect the developer contributions, viability or affordable housing provision.

Page 62 MC/19/0008 Britton Farm Car Park, Jeffrey Street, Gillingham

Representations

One further letter of representation has been received objecting to the development for the following reasons:

- This area is overcrowded
- There should not be more flats on the High Street
- Insufficient infrastructure

Page 76 MC/18/3446 Manor Farm Quarry, Parsonage Lane, Strood, Rochester

At the last meeting of the Planning Committee, as well as asking for further information regarding the likely number of vehicles anticipated during the

proposed additional hours, the Committee also enquired as to the enforcement of mud on the roads and the effectiveness of wheel washing.

This issue is enforced by the Environment Agency under their permit, rather than by the LPA via conditions on a planning approval. The Environment Agency have provided a copy of paragraph 4.8 of the permit regarding mud and debris and advised that they will work with the operator to compel improvements if existing procedures prove inadequate. Complaints should be made to them via their incident communication system.

Page 88 MC/18/2961 Land West of Town Road, Cliffe Woods, Rochester

Recommendation

Amend A iii as follows:

iii. A contribution of £281,839.79 towards Cliffe Woods Primary and/or St Helens at Cliffe

Amend A iv as follows:

iv. A contribution of £156,189.40 towards secondary school provision at either Hundred of Hoo Academy, a new Free School in the area **and/or Strood Academy**

Amend A v as follows:

v A contribution of £21,857.36 towards improvements to **Cliffe Woods Community Centre**.

Delete reference to the village community centre in A x.

Note – the alterations to the above also need to be reflected in the S106 section of the Planning Appraisal.

Amend Condition 32 as follows:

32. Prior to first occupation of any part of the site, the speed limit sign on the B2000 shall be relocated as shown on drawing H-03 Rev P3 under the terms of S278 of the Highways Act.

Representation

Kelly Tolhurst MP has written to object to the application stating that while the application includes some potentially positive steps with the office and new nursery as well as the housing, it does not address the issues faced by key services such as health, schools, public transport and roads. In this respect the development is unsustainable and should be refused.

Planning Appraisal

Layout, scale and design

First paragraph at the top of page 107 – delete reference to 2.5 storey as all dwellings proposed are either 1 or 2 storey only.

Page 116 MC/18/0288 Allhallows Golf Course, Avery Way

Recommendation.

Add additional head of agreement as follows:

- ix A contribution of £43,197 to increase sustainable forms of transport to Allhallows

Page 138 MC/18/3442 Berengrave Nursery

Proposal

This application is for the approval of reserved matters for the construction of 121 dwellings. This would comprise of 22 one and two bed flats, 7 two bed houses, 29 three bed houses, 51 four bed houses and 12 five bed houses. Vehicular access would be from Berengrave Lane and was approved as part of the outline application.

A central landscaped access road would be constructed through the site. Fronting this road would be a number of dwellings and there would be a number of minor spur roads serve the various character areas.

A Locally Equipped Area of Play would be provided within the western corner with Suds proposed along the north western and northern boundaries. The scheme also includes ecological protection and enhancement measures.

Page 152 MC/18/3168 Land at 143 Berengrave Lane

Recommendation

Amend Condition 7 to insert conditions 8-10 in line 3 and insert condition 11 in penultimate line.

Add additional condition 26 to remove PD rights for change from class C3 to C4.

Page 182 MC/18/3352 249 London Road, Rainham, Gillingham

Recommendation

Additional plans have been received from applicant. These plans show a 3D representation of the proposed development and additional planting to the ground floor layout

Amend Condition 2 to include received plan as approved plan numbers:

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing numbers: CCH/PL/100 Rev A, CCH/PL/101 Rev A, CCH/PL/102 Rev A, CCH/PL/103 Rev A, CCH/PL/200 Rev A, CCH/PL/201 Rev A, and CCH/PL/401 Rev A received on 6 February 2019. **Additional 3D drawing numbers: CCH EX 900; CCH AA 900; CCH PL 900 received 14 March 2019; and CCH PL 400; CCH EX 401; CCH PL 100 and CCH PL 401 received 14 March 2019.**

Reason: For the avoidance of doubt and in the interests of proper planning.

Representation

One additional representation has been received from Medway Councils Adults Commissioning team raising no objection to the loss of the former care home.

**Page 206 MC/18/3652 36 Kingswood Road, Gillingham ME7
1DZ**

Recommendation

Additional plans have been received from applicant. These details provide cycle storage, management of tenancy and reopening of side access to rear garden at ground floor level.

Amend Condition 2 to include received plan as approved plan numbers:

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing numbers: 376/76 received on 24 December 2018, 376/102 Rev B and 376/103 received on 18 January 2019. **And drawing numbers: 101, 102C, 104, 76A and 77A received on 21 February 2019 and Management plan and welcome pack received on 21 February 2019.**

Reason: For the avoidance of doubt and in the interests of proper planning.